

Re: Have we learned our lesson?

Subject: Re: Have we learned our lesson?

From: Miki Payne <geminimik@yahoo.com>

Date: 01/05/2017 01:06 PM

To: Andy Loos <Andy@hbdrollinger.com>, Karen Dial <kjdial@gmail.com>, Moheb Rahman <moheb@hbdrollinger.com>, Donald Duckworth <duckworth.donald@gmail.com>

I think you have spoken to Don. I didn't mean the CDO was a part of it, but rather this is just another example of the City making decisions for property owners that they should not. Don's question to us as a team is how hard should we fight to make a point with our Council Office. Sadly...food trucks and food cart vendors do have quite an impact on our businesses.

From: Andy Loos <Andy@hbdrollinger.com>

To: Miki Payne <geminimik@yahoo.com>; Moheb Rahman <Moheb@hbdrollinger.com>; Karen Dial <kjdial@gmail.com>

Cc: Donald Duckworth <duckworth.donald@gmail.com>

Sent: Thursday, January 5, 2017 9:47 AM

Subject: RE: Have we learned our lesson?

The CDO is only intended to address design issues for buildings. I'm not sure what category these food trucks would fall into but there is nothing in the CDO documents that talk about uses. I assume this would be part of the municipal code for the City of Los Angeles that regulates this sort of activity. I don't understand the City's motivation in approving food trucks. I just don't see the benefits except to the food truck and to people looking for cheaper food that may or may not meet health standards. The trucks take up parking on our streets, block the view to neighborhood businesses, have no sanitary facilities for patrons, will contribute to trash on the streets, employ less people than brick-and-mortar food establishments, pay no property taxes, likely pay less sales taxes...

Hard to fathom why our Council Office is in favor of these. Show me one nice part of any city that promotes these...of course we've had "roach coaches" in the construction industry for years as a way for construction workers to get food while remaining on the work-site but to have them as a regular part of the community is something else.

I don't think that food trucks will kill neighborhood restaurants because the trucks only service a small portion of the food needs but they are not conducive to the quality of community that we are trying to promote in Westchester.

It may be that we start parking our cars where the trucks want to park...

Andy

Andy

Andy Loos

Vice President of Development

Drollinger Properties

Re: Have we learned our lesson?

8929 S. Sepulveda Blvd. #130
Los Angeles, CA 90045
Tel: 310-417-8048
Fax: 310-417-8029
Cell: 206-200-0675
andy@hbdrollinger.com

From: Miki Payne [mailto:geminimik@yahoo.com]
Sent: Thursday, January 05, 2017 8:56 AM
To: Andy Loos; Moheb Rahman; Karen Dial
Cc: Donald Duckworth
Subject: Have we learned our lesson?

I have yet to speak with Don about this, but my feeling is that we need to learn our lesson from the CDO and understand that it is not in the City's ability for one reason or another to properly "control" community issues. They don't live in our community nor have they taken the risks that we have to bring specialized vendors and tenants to our area and relying on them to "allow" us to "opt out" without tons of red tape does NOT sound like a good idea to me. These street vendors directly compete with our tenants, farmer's market etc and we should not need to spend our valuable BID Director time and money (and Property Managers as well) learning how to and managing to opt out of something that pays nothing toward their salaries or the community cleanup and beautification projects executed by the BID.

Hugs,
Miki

----- Forwarded Message -----

From: Donald Duckworth <duckworth.donald@gmail.com>
To: Donald R Duckworth <duckworth.donald@gmail.com>
Cc: Christina Davis <christina@laxcoastal.com>; Cyndi Hench <kentwoodnw@aol.com>
Sent: Thursday, January 5, 2017 8:07 AM
Subject: Street Vending Ordinance Revision

Attached is an updated letter expressing the Westchester Town Center BID's opposition to the proposed legalization of Street Vending. (Notwithstanding our BID's long opposition, and previous letters, several Board members requested that an update be sent.) Please do re-read the letter as well as Council Member Bonin's previous response to us, which is also attached, pledging "community-driven, not City-driven" decision-making on this issue that represents "a careful balancing of myriad interests of vendors, residents, brick-and-mortar business, farmers' markets, and more that would be done most successfully at the neighborhood or community level."

President Karen Dial also sent a personal letter to the Councilman urging that any legalization of Street Vending be on an "opt-in" basis and only with property owner permission, which seemed consistent with the City's recent actions to return sidewalk maintenance responsibilities to property owners. I personally hand delivered Karen's letter to the Councilman on Tuesday,

Re: Have we learned our lesson?

January 3 while we were both attending the Neighborhood Council Community Dinner.

Councilman Bonin said: "I don't think the votes are there for an 'opt-in' system but he has seen language that makes 'opting-out' readily available." He said he had seen an early draft of the 'opt-out' language and that the community needn't worry about the process being too difficult to navigate if that be their desire. He also said that he was not supportive of a property owner permission requirement.

Yesterday I contacted a City staff member and several key advocates for the BID community and the Center City Association who are intimately involved in this issue. Everyone, in separate discussions, said that there is "no 'opt-out' language that has been prepared" and that, when it was prepared, its intent would be to limit the ability of communities such as Westchester from using it to protect community development standards.

I am obviously disheartened at this situation and our Council Office's inability to better protect us. Let me know your thoughts. Thank you.